

REGULAR MEETING OF THE PLAN COMMISSION
CITY OF HUDSON
Tuesday, February 4, 2020

The Plan Commission meeting was called to order by Chairman O'Connor at 6:00 p.m.

COMMISSION MEMBERS PRESENT. Pat Casanova, Rich O'Connor, Mary Claire Potter, Kurt TeWinkel and Fred Yoerg.

COMMISSION MEMBERS ABSENT. Randy Morrisette and Frank Rhoades.

STAFF MEMBERS IN ATTENDANCE. Kip Peters, Emily Boles and Tiffany Weiss.

OTHERS PRESENT. Todd Zwiefelhofer.

Discussion and possible action on January 7, 2020 meeting minutes. Motion by Casanova, seconded by TeWinkel to approve the minutes of the January 7, 2020 Plan Commission meeting. All Ayes (5). Motion Carried.

PUBLIC HEARINGS. None.

NEW BUSINESS.

Discussion and possible action on concept development plans for First State Bank and Trust at 680 Annabelle Way. Yoerg inquired to the final elevations of the structure. The site grading plan was reviewed. Motion by Yoerg, seconded by Casanova to approve the concept development plans with the following conditions:

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
3. Property owner must obtain final development plan approval from the Plan Commission and Common Council.

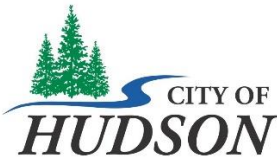
All ayes (5). Motion carried.

Discussion and possible action on concept development plans for Public Utilities Storage Building at 1201 Livingstone Road – City of Hudson Public Utilities. Kip Peters, Utility Director, stated that the new structure would be used for storage. Peters said that the 2020 Wastewater Treatment Facility improvements will remove garage space at the treatment facility. Casanova asked what the storage building will look like. Peters said the exterior will match the existing 1201 Livingstone Road facility and a fence exists between the property and neighboring structure. Motion by Casanova, seconded by TeWinkel to approve the concept development plans with the following conditions:

1. That all site improvements adhere to the approved development and construction process within the city.
2. That all staff and engineering comments be satisfactorily addressed and provided for by the applicant prior to final development plan consideration by the Plan Commission and Common Council.
3. Property owner must obtain final development plan approval from the Plan Commission and Common Council.

Discussion: Discussion was held regarding project timelines, bid pricing, and sewer rates.

All ayes (5). Motion carried.



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Discussion and possible action on neighborhood notification mailing distance.

Boles reviewed the staff report and requested the Plan Commission review the adequacy of public notice mailing distances. Yoerg advocated to expand the mailing distance to notify more neighbors to projects. Potter asked about administrative time if the distance was expanded and suggested staff research neighboring community policies. Motion by Potter, seconded by Yoerg to postpone and direct staff to research other community policies. All ayes (5). Motion carried.

OLD BUSINESS.

Discussion and possible action on a recommendation to the Common Council for an amendment to Municipal Code, Chapter 255, Zoning, to include Short-Term Home Rentals and an amendment to Municipal Code, Chapter 140, Housing Standards, to update the definition and requirements for Rooming Houses. Weiss stated that the short-term housing rental code was still being drafted and edited by staff and city attorney. She noted that the code would be simplified to the two categories of “hosted” and “un-hosted” short term rentals. No action was taken.

COMMUNICATIONS AND ITEMS FOR FUTURE AGENDAS.

None.

ADJOURNMENT.

Motion by Casanova, seconded by Yoerg to adjourn at 6:20 p.m. All ayes (5). Motion carried.

Respectfully submitted,
Emily Boles, Acting Secretary